

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

32 STONNEYBURN ROAD THORNHILL PARK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$499,000

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|  |           |           |
|--|-----------|-----------|
| 40 HUNTINGFIELD STREET THORNHILL PARK VIC 3335 | \$490,000 | 28-Sep-23 |
| 3 WARREN STREET THORNHILL PARK VIC 3335        | \$546,000 | 10-Jul-23 |
| 5 WARREN STREET THORNHILL PARK VIC 3335        | \$546,000 | 28-Jul-23 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 December 2023



**40 HUNTINGFIELD STREET  
 THORNHILL PARK VIC 3335**

3 2 1

Sold Price

<sup>RS</sup> **\$490,000**

Sold Date **28-Sep-23**

Distance **0.82km**



**3 WARREN STREET THORNHILL  
 PARK VIC 3335**

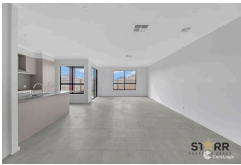
3 2 1

Sold Price

**\$546,000**

Sold Date **10-Jul-23**

Distance **0.87km**



**5 WARREN STREET THORNHILL  
 PARK VIC 3335**

3 2 1

Sold Price

Sold Date **28-Jul-23**

Distance **0.87km**



**9 SOBERS DRIVE ROCKBANK VIC  
 3335**

3 2 1

Sold Price

<sup>RS</sup> **\$497,501**

Sold Date **27-Nov-23**

Distance **2.59km**



**22 VIOLA DRIVE ROCKBANK VIC  
 3335**

3 2 1

Sold Price

**\$540,000**

Sold Date **22-Jul-23**

Distance **3.56km**

RS = Recent sale      UN = Undisclosed Sale

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